

**FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Date Received: 9/21/05  
 Date Accepted: \_\_\_\_\_  
 Planning District: \_\_\_\_\_  
 Special Area: \_\_\_\_\_

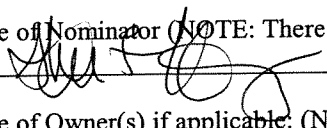
**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: Sheri L. Hoy, Agent for Walnut Street Development Daytime Phone: 703-712-5483

Address: McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102

Nominator E-mail Address: shoy@mcguirewoods.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

**SECTION 2: GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 21,780 sq. ft. 0.5 acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS**

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property: **Use the Plan on the Web for your citation. It is the most up to date. Link: [www.fairfaxcounty.gov/dpzd/](http://www.fairfaxcounty.gov/dpzd/):**

**"Huntington Club Condominiums (Land Unit I) is planned for 16-20 dwelling units per acre.... should be maintained as a stable residential neighborhoods."**

Current Plan Map Designation: 16-20 du/ac

Proposed Comprehensive Plan Designation:

20 + du/ac

#### Mixed Use

**If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.**

Office

Retail

Public Facility, Gov & Institutional

Private Recreation/Open Space

Residential\*

**TOTAL**

\* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).

#### Residential Land Use Categories

Categories expressed in dwelling units per acre (du/ac)	Number of units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 -2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
16 - 20 du/ac	
20 + du/ac **	140/160 du/ac
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30-40 du/ac.	

#### SECTION 5: MAP OF SUBJECT PROPERTY

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches. Maps in color will not be accepted.*

#### SECTION 6: JUSTIFICATION

*Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).*

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

**All completed nomination forms must be submitted between July 1, 2005 - September 21, 2005 to:**

**Fairfax County Planning Commission Office**

**Government Center Building, Suite 330**

**12000 Government Center Parkway**

**Fairfax, Virginia 22035-5505**

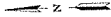
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**APR# 05-IV-6MV**

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## Table 1

[illegible]



## GENERAL NOTES

[illegible]

ADMINISTRATIVE INDEX

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82-4	83-3	83-4

**SHEET INDEX**

PROPERTY MAP

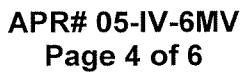
## ZONING

83-1

Revised to: 07/22/05

prepared by  
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## JUSTIFICATION FOR AREA PLAN REVIEW NOMINATION

### Danfora/Huntington Station Property

The Nominator, Sheri L. Hoy, Agent for Walnut Street Development, proposes to replan the Nomination Property to allow for a higher density residential use adjacent to a metro station. The nomination is to increase the planned residential density range from 16-20 du/acre to 20+ du/acre.

#### Description of Nomination Property

The Nomination Property is within the Huntington Transit Station Area and consists of approximately .5 acres. It is immediately adjacent to the Huntington Station Metro, approximately 250 feet from the metro platform. It is presently zoned R-4 and is located within Land Unit I of the MV1 Huntington Community Planning Sector. It is planned for residential development at 16-20 dwelling units per acre. The site is accessed off of Huntington Avenue and is in close proximity to the Capital Beltway, the Huntington Station Metro, and Route 1.

#### Basis for Request

As stated above, this 1/2 acre parcel of land is located adjacent to the Huntington Station Metro. The property is planned for residential development at 16-20 dwelling units per acre. Because of the property's small size, this would allow a maximum of 8 to 10 dwelling units. Logically, single family homes or a townhouse style development is the only option available to this property based upon current Plan recommendations. However, in the context of the surrounding uses, a single family or townhouse style development is not an appropriate use for the site. The nominator justifies this request for increased density based upon the following:

1. Achievement of Comprehensive Plan Goals. Permitting an increase in density will further the goals of the Comprehensive Plan. The site is immediately adjacent to the Huntington Station Metro and less than 250 feet from the metro platform. Permitting a higher density use adjacent to a mass transit station is a recognized example of Smart Growth, and the Comprehensive Plan recommendations for the area note the opportunity for transit-oriented development with a specific concept goal of "transit-focused housing." The Plan further states that the Huntington Transit Station Area "warrants special development conditions and incentives that may not be applied elsewhere in the County."

2. Huntington Avenue Image. The Plan specifically recommends the provision of a strong physical image for the Huntington Station Area. A taller, well-designed building with architectural significance will help to achieve this goal. Further, development of this property will create new opportunities for pedestrian connections and circulation between the Metro station and adjacent properties.

#### Vision for Property

The developer envisions a 12-story condominium building with a yield of 80 units. A preliminary sketch is included as Attachment A which shows a sample cross-section in relation to the Metro station, the adjacent Huntington Club Condominiums, and the recently approved rezoning known as "Alexandria Midtown Station" (RZ 2001-MV-011). Based upon topography, there is great opportunity to utilize architectural design strategies to mitigate height impacts, and the developer further envisions low impact design methods such a "green roof" for stormwater retention.

Approval of this nomination will allow the developer to pursue a rezoning request that is appropriate given the property's close proximity to the Huntington Station Metro. In addition, it will further the County's goal of high-density development adjacent to mass-transit facilities and will enhance the overall image and identity for the Huntington Avenue area.

